

061.A

0008

0011.0

Map

Block

Lot

1 of 1

Condominium

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

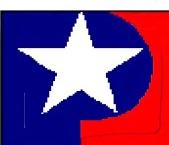
267,900 / 267,900

USE VALUE:

267,900 / 267,900

ASSESSED:

267,900 / 267,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: H11

Owner 1: RAHMATPOUR SOHAILA-ETAL

Owner 2: NAKHAEI HAMID

Owner 3:

Street 1: 20 OVERBROOK DRIVE

Street 2:

Twn/City: WELLESLEY

St/Prov: MA Cntry Own Occ: N

Postal: 02482 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 664 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	267,900			267,900		127838
							GIS Ref
							GIS Ref
							Insp Date
							10/25/17

PREVIOUS ASSESSMENT								Parcel ID	061.A-0008-0011.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	267,900	0	.	.	267,900	Year end	12/23/2021			
2021	102	FV	264,200	0	.	.	264,200	Year End Roll	12/10/2020			
2020	102	FV	256,600	0	.	.	256,600	256,600 Year End Roll	12/18/2019			
2019	102	FV	234,000	0	.	.	234,000	234,000 Year End Roll	1/3/2019			
2018	102	FV	193,200	0	.	.	193,200	193,200 Year End Roll	12/20/2017			
2017	102	FV	179,700	0	.	.	179,700	179,700 Year End Roll	1/3/2017			
2016	102	FV	176,100	0	.	.	176,100	176,100 Year End	1/4/2016			
2015	102	FV	154,700	0	.	.	154,700	154,700 Year End Roll	12/11/2014			

SALES INFORMATION

TAX DISTRICT				PAT ACCT.				USER DEFINED		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	ASR Map:
	15793-434		9/1/1984		61,900	No	No	Y		Fact Dist:

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/11/2015	1116	Redo Kit	7,500	8/11/2015				UPdate bathroom an	10/25/2017	Measured	DGM	D Mann
									5/6/2000		197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			<p>Building Number 8.</p> <p>RESIDENTIAL GRID</p> <table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>RMs: 4</td> <td>BRs: 2</td> <td>Baths: 1</td> <td>HB: 0</td> <td></td> </tr> </table>								1st Res Grid	Desc: Line 1	# Units 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RMs: 4	BRs: 2	Baths: 1	HB: 0										
1st Res Grid	Desc: Line 1	# Units 1																																																	
Level	FY LR DR D K FR RR BR FB HB L O																																																		
Other																																																			
Upper																																																			
Lvl 2																																																			
Lvl 1																																																			
Lower																																																			
Totals	RMs: 4	BRs: 2	Baths: 1	HB: 0																																															
Sty Ht: 1	- 1 Story			A Bath:	Rating:																																														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																														
Foundation: 1	- Concrete			A 3QBth:	Rating:																																														
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average																																														
Prime Wall: 7	- Brick			A HBth:	Rating:																																														
Sec Wall:				OthrFix:	Rating:																																														
Roof Struct: 2	- Hip			OTHER FEATURES																																															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																																														
Color: BRICK				A Kits:	Rating:																																														
View / Desir: 3RD - 3RD FLOOR				Frl: 0	Rating: Average																																														
GENERAL INFORMATION				WSFlue:	Rating:																																														
Grade: C	- Average			CONDOS INFORMATION																																															
Year Blt: 1962	Eff Yr Blt:				Location: F	- Front																																													
Alt LUC:				Total Units:																																															
Jurisdict:				Floor: 3	- 3rd Floor			REMODELING																																											
Const Mod:				% Own: 0.657700002				RES BREAKDOWN																																											
Lump Sum Adj:				Name: 9 - 6021																																															
INTERIOR INFORMATION				DEPRECIATION																																															
Avg Ht/FL: STD				Phys Cond: AV	- Average			30. %																																											
Prim Int Wal	2	- Plaster		Functional:				%																																											
Sec Int Wall:				Economic:				%																																											
Partition: T	- Typical			Special:				%																																											
Prim Floors: 4	- Carpet			Override:				%																																											
Sec Floors:				Total:	30.6 %																																														
Bsmnt Flr:				CALC SUMMARY																																															
Subfloor:				Basic \$ / SQ: 325.00	COMPARABLE SALES																																														
Bsmnt Gar:				Size Adj.: 1.40361452	Rate	Parcel ID	Typ	Date	Sale Price																																										
Electric: 3	- Typical			Const Adj.: 1.16654992																																															
Insulation: 2	- Typical			Adj \$ / SQ: 532.151																																															
Int vs Ext: S				Other Features: 32732																																															
Heat Fuel: 1	- Oil			Grade Factor: 1.00																																															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																																															
# Heat Sys: 1				NBHD Mod:																																															
% Heated: 100				LUC Factor: 1.00																																															
Solar HW: NO	Central Vac:	NO		Adj Total: 386080	WtAv\$/SQ:	AvRate:	Ind.Val																																												
% Com Wal	% Sprinkled			Depreciation: 118141	Juris. Factor:		Before Depr:	532.15																																											
				Deprecated Total: 267940	Special Features: 0		Val/Su Net:	403.46																																											
					Final Total: 267900		Val/Su SzAd	403.46																																											
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																																											
SPEC FEATURES/YARD ITEMS				PARCEL ID 061.A-0008-0011.0																																															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																		
More: N	Total Yard Items:				Total Special Features:												Total:																																		
																																																			